IN RE: PETITION FOR ZONING VARIANCE * N/S Calverton Street, 100' E of Kent Avenue

DEPUTY ZONING COMMISSIONER (5734 Calverton Street) OF BALTIMORE COUNTY

Case No. 88-420-A

1st Election District 2nd Councilmanic District Paul J. Hartman, et ux Petitioners

> * * * * * * * * * FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a lot width of 40 feet in lieu of the required 55 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioners appeared and testified. There were no Protestants.

Testimony indicated that the subject property, zoned D.R. 5.5, is located in Block 2 of the "Catonsville Heights" subdivision. The subject property Lots, #24 and #25, is only 40 feet wide. Testimony indicated that the Petitioners purchased Lots #26, #27 and #28 in 1947 upon which they built their home. In 1959, they purchased Lots #24 and #25, which are the subject of this hearing, and shortly thereafter, they purchased Lots #29 and #30. The Petitioners testified that they propose conveying Lots #24 and #25 to their daughter who is getting married this summer and who would like to build a home of her own next door her parents. The lots cannot be resubdivided in any way that would enable the Petitioners to meet the required lot width of 50 feet.

Petitioner's Exhibit 1 evidences that the Petitioners' daughter intends build a narrow house in order to meet setback requirements. The Petitioners 'urther testified that they did not intend and agreed not to come back at a laber date to request a variance for Lots #29 and #30.

Based upon the testimony and evidence presented at the hearing, all of which was uncontradicted, in the opinion of the Deputy Zoning Commissioner the relief requested sufficiently complies with the requirements of Section 307 of

Baltimore County Zoning Commissioner
Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines

MAR O 1 1988



NOTICE OF HEARING

fied herein in Room 106 of the County Office Building, located at 111 W. Chesapeake

Dennis F. Rasmussen
County Executive The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identi-

Avenue in Towson, Maryland as follows: Petition for Zoning Variance Case number: 88-420-A N/S Calverton Street, 100° E Kent Avenue (5734 Calverton Streat 1st Election District - 2nd Councilmanic District Petitioner(s): Paul J. Hartman, et ux,

HEARING SCHEDULED: FRIDAY, APRIL 22, 1989 at 9:00 m.m.

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Variance to permit a lot width of 40 feet in lieu of the required 55

The second of th	
BALTIMORE COUNTY, MARYLAND No. 4753 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	3 permit may be issued within oner will, however, entertain during this period for good ved in this office by the date
DATE 2/1/92 ACCOUNT 01-1/15	
FROM: LORGITA HERTMAN	
B B 014 *** ** 3500: a 86135	7
VALIDATION OR SIGNATURE OF CASHIER	

the Baltimore County Zoning Regulations (B.C.Z.R.) and therefore, the variance should be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardsnip upon the Petitioners.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this Ofthday of April, 1988 that a lot width of 40 feet in lieu of the required 55 feet, in accordance with Petitioner's Exhibit 1, be approved, and as such, the Petition for Zoning Variance is hereby GRANTED, subject, however, to the following restrictions:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its

> 2) The Petitioners shall prepare and file in the Land Records of Baltimore County a confirmatory deed which merges Lots #26, #27, #28, #29 and #30 into one lot of record within sixty (60) days of the date of this Order, a copy of which shall be submitted to this Office for the case file.

> > am Ne Nachowing ANN M. NASTAROWICZ Deputy Zoning Commissioner of Baltimore County

> > > Dennis P. Rasmussen

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353 J. Robert Haines Mr. & Mrs. Paul Jefferson Hartman

5732 Calvarton Street Catonsville, Maryland 21228 Res Petition for Zoning Variance Case number: 88-420-A

N/S Calverton Street, 100° E Kent Avenue (5734 Calverton Streat 1st Election District - 2nd Councilmanic District Petitioner(s): Paul J. Hartman, et ux, HEARING SCHEDULED: FRIDAY, APRIL 22, 1988 at 9:00 a.m.

Dear Mr. & Mrs. Hartman:

AMN:bjs

Please be advised that $\frac{467.95}{}$ is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office
Building, Room 111 Towson, Maryland 21204 fifthers (15)

BALTIMORE COUNTY, MARYLAND AFFICE OF FINANCE - REVENUE DIVISION AJISCELLANEOUS CASH RECEIPT No. 50538	and post set(s), there for each set not
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VALIDATION OF SIGNATURE OF CASHIER	•

April 29, 1988 Mr. Paul J. Hartman 5732 Calverton Street Catonaville, Haryland 21228 REs Petition for Zoning Variance H/S Calverton Street, 100' E of Kent Avonue (5734 Calverton Street) lat Election District, 2nd Councilmanic District Dear Mr. Hartman: Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been Granted subject to the restrictions In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal to the County Board of Appeals. For further information on filing an appeal, please contact this office. Very truly yours, ANN H. NASTAROWICZ AMNIBLE Deputy Zoning Commissioner of Baltimore County Enclosures cc: * People's Counsel CERTIFICATE OF PUBLICATION NOTICE OF HEARING The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Reguletime of Baltimore County will hold a public hearing on the property identified herein in Room 10s of the County Office Building, incated at 111 W. Chesapeake Avenue in Towson, Maryland as follows: THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed Printed for Zoning Variance
Case Number 88-120-A
N/S Calverion Street, 100' E Kent and published in Towson, Baltimore County, Md., appearing on March 31, 10 88 Avenue (5734 Calverton Street) lat Election District 2nd Councilment District Petitioner(s): Poul J. Hartman, Hearing Date: Friday
April 22, 1988 at 900 a.m. April 22. 1988 at 9-00 a.m.
Viriance to permit a lot width of 40 feet in hes of the required 55 feet.

In the event that this Protion is granted, a building permit may be insued within the thirty (30) day appeal period. The Zoning Communicationer will, however, entertain any request for a stay of the insuance of and permit during this manned to THE JEFFERSONIAN. and permit during this period for good cause shown. Such request must be in writing and received as this office by the date of the hearing set above or managed.

Appropriate the second of the LEGAL NOTICE NOTICE OF HE ARING The Zohing Commissioner of Basimore County by sufficiety of the Zohing Act and Requestions of Ballimore County and had a public hearing on the properly relativisted series in Room full of the County Office Building for stand at 111 W. Cheespeake Avenue in Toeson. Maryland as Indices. Person for Zoning Variance
Case number 58 470 &
NiS Catreston Street 100 E. Hans Avenue
15/34 Casteston Street)
18t Electron District: 2nd Councilmany, Destrict
Petitentens: Paul 2 Ingelman et us
ref. Althog SchribbleD
FRIDAY, APRIL 22, 1886 at 9:00 a m. Variance to permit a lot width of 40 feet in self-of the required \$5 feet. In the event that this Perition is granted a building permit may be issued within the thirty (33) itsis abbeat period. The Eurory Commissioner will however entertain any insulated for a stay of the retrieve of seat permit during this period to good cause shows. Such request must be received in a riting by the date of the hearing set above or marter at the hearing.

set above or presented at the hear-

I ROBERT HAIRES

ZONING COMMISSIONER OF MALTHAUME L'OUNTY

I ROBERT HAINES

Zoning Communicate of Beltimary County

CERTIFICATE OF DURINGARYON

#33.75

	DELICATION .
Pikesville, Md	10 19 19 19 19 19 19 19 19 19 19 19 19 19
THIS IS TO CERTIFY, that the annexed was published in the NORTHWEST SIAR, newspaper published in Pikesville, 32	advertisement a weekly
County, Maryland before the	day of
the first publication appearing on the	10 11
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the third publication appearing on the	
	MFSI SIAR
	Jon . Dale-
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ZUNING OFFICE of Advertisemen	nt

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.C.1 to permit a lot width of 40 feet in lieu of the required 55 feet of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the 25 following reasons: (indicate hardship or practical difficulty) The forty foot lot was purchased 12 years after the original dwelling lots were purchased for the purpose of constructing 200 BF a dwelling in the future. 1000 DP.

PETITION FOR ZONING VALANCE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: Legal Owner(s): Paul Jefferson Hartman (Type or Print Name) Saul Hulson Inretta Ann Hartman Kosetta ann Hartman City and State corney for Petitioner: 5732 Calverton St., (301) 742-0809 Catonsville, Md. 21228 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Paul J. & Loretta A. Hartman 5732 Calverton St., 301-747-0809 Attorney's Telephone No.:

ORDERED By The Zoning Commissioner of Baltimore County, this day required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 22 Tal day of Confidence, 19.58, at 2 o'clock

ESTIMATED LENGTH OF HEARING (1/2HR.)

AVAILABLE FOR HEARING Zoning Commissioner of Baitimore County. MON./TUES./SEE. - 1 LAT 140 MONTHS

5-4,380

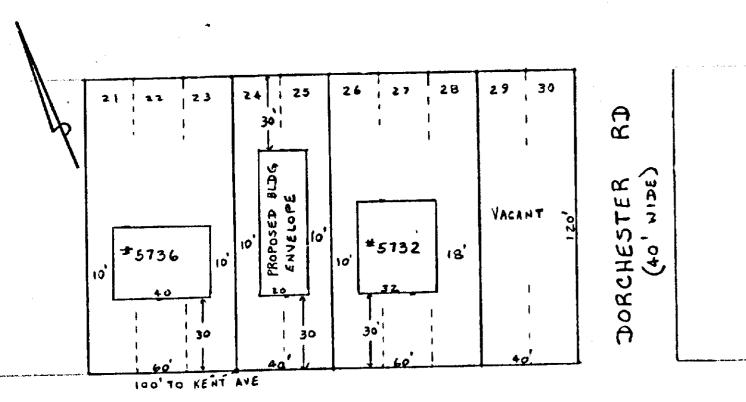
DESCRIPTION FOR VARIANCE 5734 CALVERTON STREET 1ST ELECTION DISTRICT

0

Located on the north side of Calverton Street, 40 feet wide, at a distance of 100 feet east of Kent Avenue and being known as Let Nos. 24 and 25, Block 2 as shown on the plat of "Catonsville Heights", which is recorded in the land Records of Baltimore County in Plat book No. 6, Folio 178.

> CERTIFICATE OF POSTING 88-420-H ZONING DEPARTMENT OF BALTIMORE COUNTY

Posted for: 2.176.838.84	Date of Posi 1. April 4. 12817
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Politicary () Was t	it at
(5.734 Proportion St.)	and the Comment
Location of Signer 1995 Galaxy Tree Street	" hout of infact projectly.
Remarks:	
Posted by	Date of return April 1955



CALVERTON STREET (40' WIDE)

PUBLIC UTILITIES EXIST

IN ROAD

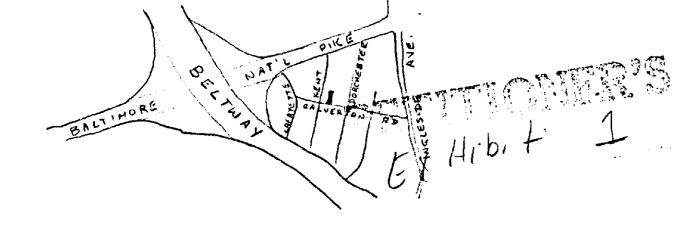
PART OF BLOCK 2, "CATONSVILLE HEIGHTS" 6/178

1 ST DISTRICT DR 5.5

1" = 40'

LOTS 24,25 PURCHASED JUNE 18, 1959 WJR 3545/264 LOTS 26-28 PURCHASED MAY 29, 1947 JWB 1564/216 LOTS 29, 30 PURCHASED JULY 8, 1952 GLB 2143/025

BY PAUL J. AND LORETTA A HARTHAN



BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE April 15, 1988

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Bureau of

Department of Traffic Engineering State Roads Commission Bureau of Fire Prevention

Health Department Project Planning Building Department Board of Education Zoning Administration Industrial Development

5732 Calverton St. Catonsville, Maryland 21228

Mr. Paul J. Hartman, et ux

RE: Item No. 277 - Case No. 88-420-A Petitioner: Paul J. Hartman, et ux Petition for Zoning Variance

Dear Mr. Hartman:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. The petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James & Dyerlat Zoning Plans Advisory Committee

JED:dt

Enclosures

INTER-OFFICE CORRESPONDENCE

TO Zoning Commissioner P. David Fields FROM Director of Planning and Zoning Zoning Petition Nos. 88-419-A

88-420-A, 88-421-A, 88-422-A, SUBJECT 88-437-A, 88-438-A, 88-439-A

Mr. J. Robert Haines

There are no comprehensive planning factors requiring comment on this

Date March 24, 1988

PDF:JGH:dme

cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this lst day of February , 19 88

James E. Dyer Petitioner Paul J. Hartman, et ux Received by:

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494 3554

Petitioner's

Attorney

March 2, 1988

Dennis F. Rasmussen

Chairman, Zoning Plans

Advisory Committee

Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, Maryland 21204 Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 269, 270, 271, 272, 273, 275, 276, 277 and 278.

Very truly yours, hichael S. Fluing a

Michael S. Flanigan Traffic Engineer Associate II

MSF/pml-b

Baltimore County Fire Department Towson, Maryland 21204-2586

Paul H. Reincke Chief

February 4, 1988

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Paul J. Hartman, et ux

Location: N/S Calverton St. 100' E. Kent Avenue Item No.: 277

Zoning Agenda: Meeting of 2/9/88

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

(x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: At land Kell, 2-1-55 Approved:

First Prevention Bureau

7. (** * se

#10 M 241 #44-2344 #44-2254

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LAW HEALCES MASTERS MASTERS 1002 Fraderick Road Catonsville, Maryland 21228-5029

[12] 20, 1933

Clerk, Light Court for Bolumore County County Cours Blaz

P 0 Fox 5754 Torasca, MD 21235-0754 ATTENTION LAW RECORD

As CLIENT Cont and Lorent A Harrings FROFERTY. Lots 25-30 me. Campaville Heights Stanovale Ma 21221

CVMcF/tr

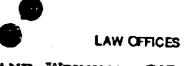
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I would appreciate if the recorded document and receipt were returned to the after recording

L. Motor Mosamana

cor Mr and Mrs Part J. Jerman





MCFARLAND, WEINKAM, O'CONNELL & MASTERS 1002 FREDERICK ROAD

& VICTOR MERCANS ---FROME / GOORNEL -



Ms. Ann M. Nastarowicz Deputy Zoning Commissioner of **Baltimore County** Office of Planning & Zoning Towson, MD 21204

> RE: Petition for Zoning Variance N/S Calverton Street, 100' E of Kent Ave. Case No. 88-420-A

Dear Ms. Nastarowicz:

Enclosed please find a transmittal letter to the Clerk of the Circuit Court for Baltimore County recording the Deed combining the lots nos. 27, 27, 28, 29 and 30 of Catonsville Heights per your order of April 29, 1988. Enclosed also is a copy of the Deed that is being recorded.

CVMcF:lr

People's Counsel Mr. and Mrs. Paul J. Hartman

NO TITLE SEARCH REQUESTED-NO CONSIDERATION

THIS DEED, Made this Act day of Jelin, 1988, by and between PAUL J. HARTMAN and LORETTA ANN HARTMAN, his wife, of Baltimore County, in the State of Maryland, parties of the first part, and JEFFREY R. HARTMAN, LOIS A. JACKSON, DAVID J. HARTMAN, JANIS M. HARTMAN, STEPHEN J. HARTMAN, JAMES E. HARTMAN, PAULA M. HARTMAN and MARJORIE R. HARTMAN, parties of the second part.

WITNESSETH, that for no actual consideration, the said PAUL J. HARTMAN and LORETTA ANN HARTMAN, his wife, do hereby grant and convey unto the said JEFFREY R. HARTMAN, LOIS A. JACKSON, DAVID J. HARTMAN, JANIS M. HARTMAN, STEPHEN J. HARTMAN, JAMES E. HARTMAN, PAULA M. HARTMAN and MARJORIE R. HARTMAN, Remaindermen, as tenants in common, their personal representatives and assigns, reserving, however, unto the said PAUL J. HARTMAN and LORETTA ANN HARTMAN, his wife, Life Tenants, as tenants by the entirety, their personal representatives and assigns, the survivor of them, and the survivor's personal representatives and assigns, a life estate with power of disposition as hereinafter recited, all that lot of ground and premises simate, lying and being in the County of Baltimore, State of Maryland, and described as follows, that is to say:

BEING known and designated as Lots No. 26, 27, 28, 29 and 30 as shown on the Plat of Catonsville Heights, which plat is duly recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 6, folio 178.

BEING the same lots No. 26, 27 and 28 which, by deed dated May 19, 1947 and recorded among the Land Records of Baltimore County in Liber I.W.B.Jr. No. 1564, folio 216, were granted and conveyed by the Inter-City Land Co. to the grantors herein.

BEING the same lots No. 29 and 30 which, by deed dated July 8, 1952 and recorded among the Land Records of Baltimore County in Liber G.L.B. No. 2143, page 25, were

granted and conveyed by Monterey F.W. Weidemeyer, widower, to the grantors herein. TOGETHER with the buildings and improvements thereupon erected, made or being

and all and every the rights, alleys, ways, waters, privileges, appurenances and advantages, to the same belonging or anywise appertaining.

TO HAVE AND TO HOLD the above granted property unto the said JEFFREY R. HARTMAN, LOIS A. JACKSON, DAVID J. HARTMAN, JANIS M. HARTMAN, STEPHEN J. HARTMAN, JAMES E. HARTMAN, PAULA M. HARTMAN and MARJORIE R. HARTMAN, Remaindermen, as tenants in common, their personal representatives and assigns, reserving, however, unto the said PAUL J. HARTMAN and LORETTA ANN HARTMAN, his wife, Life Tenants, as tenants by the entirety, their personal representatives and assigns, the survivor of them, and the survivor's personal representatives and assign, for and during the term of their joint natural lives and the life of the survivor of them, with full power in them, or the survivor of them, the said LIFE TENANTS, without the consent of any person or persons whatsoever, to sell, lease, convey, mortgage or otherwise dispose of, (except by Last Will and Testament) or encumber the whole or entire fee simple estate in and to the property hereinabove described, or any part thereof, and to apply the proceeds of any such sale, conveyance, lease, mortgage, or disposal to their own use, the purchaser or purchasers, grantee or grantees, lessee or lessees, mortgagee or mortgagees, hereby being relieved from seeing to the application of the purchase or mortgage money; it being the intention that the powers aforesaid, when exercised, shall operate not only upon the life estate hereby reserved unto the LIFE TENANTS, or the survivor of them, but also upon the remainder, to the end and intent that the purchaser or purchasers, the grantee or grantees, lessee or lessees, mortgagee or mortgagees, under the instrument or instruments executed in the exercise of the power of sale herein reserved unto the said LIFE TENANTS, or the survivor of them, shall obtain the whole or entire fee simple estate free of any and all rights, title or interest of any of the parties to these presents or those claiming by, through or under them, and from and immediately after the death of the said LIFE TENANTS, or the survivor of them, in the event of the failure of the said LIFE TENANTS, or the survivor of them, to exercise the powers in them vested as hereinbefore provided, or as to so much of said property as has not been disposed of in the exercise of said powers, then unto the said

REMAINDERMEN, as tenants in common, their personal representatives and assigns, in fee simple, forever.

AND the said parties of the first party hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed, that they will warrant specially the property hereby granted; and that they will

execute such further assurances of the same as may be requisite. AS WITNESS the hands and seals of said grantors the day and year first above

LORETTA ANN HARTMAN

STATE OF MARYLAND, COUNTY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 12 day of Query before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared PAUL J. HARTMAN and LORETTA ANN HARTMAN, his wife, the grantors named in the aforegoing deed, and they personally acknowledged the aforegoing Deed.

AS WITNESS my hand and Notarial Scal.

My Commission expires: July 1, 1990

THIS DEED, made this 3M day of June -, in the year nineteen hundred fifty-nine, by and between C. MAURICE WEIDEMEYER, Executor of the Estate of Monterey F. W. Weidemeyer, deceased, party of the first part, and C. MAURICE WEIDEMEYER and CAROLYN A. WEIDEMEYER, his wife; E. DUDLEY WEIDEMEYER and ROSE M. WEIDEMEYER, his wife; LLOYD H. WEIDEMEYER and CATHERINE WEIDEMEYER his wife; JOHN HOMER WEIDEMEYER and ELEANOR D. WEIDEMEYER, his wife; M. DOROTHA DISHAROON and PRETTYMAN L. DISHAROON, her hus-

> WITNESSETH, that by the Last Will and Testament of Monterey F. W. Weidemeyer, late of Finellas County, Florida, deceased copy of which said Will is on file with the Register of Wills for Baltimore County, the Executor under said Will was given power of

band; parties of the second part, and PAUL J. HARTMAN and LORETTA

A. HARTMAN, his wife, of the State of Maryland, parties of the

third part.

WHEREAS, under said Last Will and Testament, C. Maurice Weidemeyer, E. Dudley Weidemeyer, Lloyd H. Weidemeyer, John Homer Weidemeyer and M. Dorotha Disharoon constitute all of the children of Monterey F. W. Weidemeyer and residuary legatees under his Will,

WHEREAS, Ancillary Administration was duly lead in the
Estate of Monterey F. W. Weidemeyer in the Orphanis Court of Baltimore County in Administration No. 15547, NOW THEREFORE, in consideration of the premises and the

sum of Five Dollars (\$5.00), and other good and valuable considerations, receipt of which is hereby acknowledged, the said party

of the firs part and the parties of the second part, as Grantors, do hereby grant and convey unto the parties of the third part, Paul J. Hartman and Loretta A. Hartman, his wife, as tenants by the entireties, and to the survivor of them, his, her or their heirs and assigns, in fee simple, all those two lots of ground, situate, lying and being in the First Election District of Baltimore County and more particularly described as follows; to wit:

Lots Twenty-four (24) and Twenty-five (25), in Block 2, as shown on the Flat of Catonsville Heights, which said plat is recorded among the Plat Records of Baltimore County in the office of the Clerk of the Circuit Court in Plat Book W.P.C. No. 6, folio 178.

BEING the same property which by deed dated June 15, 1946 and recorded among the Land Records of Baltimore County in Liber R.J.S. No. 1471, folio 542, were granted and conveyed by the County Commissioners of Baltimore County unto Monterey F. W. Weidemeyer.

TOGETHER with the buildings and improvements thereupon erected, made or being, and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lots of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said parties of the third part, as tenants by the entireties and to the survivor of them, his, her or their heirs and assigns, in fee simple.

WITNESS the hands and seals of said grantors.

Miller P Brie

C. Naurice Weigeneyer, Executor of the Estate of Monterey F.W. keidemeyer, deceased.

This Release. Made this seventeenth day of July , 19 62 , by FAIRVIEW FEDERAL SAVINGS AND LOAN ASSOCIATION

a duly incorporated body under the Laws of the States of America. Witnesseth, That whereas all the covenants of the hereinafter described Mortgage have been performed, and the whole sum of money and interest secured thereby has been paid, the said body corporate doth grant and release unto Paul J. Hartman and Loretta Ann Hartman, his wife, their

heirs, personal representatives and assigns, all those lot s of ground and premises described in mortgage from the said Paul J. Hartman and wife

19 52 , recorded in the Land Records of Baltimore County in Liber G.L.B. No. 2113 , folio 27, now known as Lots 26-27-28-29-30 Blk. 2, Catonsville Hgts.free and clear from the operation of said Mortgage.

And the said body corporate does hereby constitute and appoint John Corporate to be its Attorney, in its name and as its act to acknowledge this Release before anyone legally authorized to take said

As Witness, the corporate seal of said body corporate, and the signature of its

Signed, sealed and delivered in the presence of FAIRVIEW FEDERAL SAVINGS AND LOAN ASSOCIATION pitanite A. Granen Antoinette M. Granese

Harry L. Schrader

STATE OF MARYLAND, CITY OF BALTIMORE, to wit: I Hereby Certify, that on this before me, the subscriber, a Notary Public of said State, in and for Baltimore City aforesaid, personally

appeared doing Calkinder, the Attorney named in the foregoing Deed of Release, and by virtue and in pursuance of the authority therein conferred on him acknowledged the said Deed of Release to be the act of lec'd for As witness my ' nd and Notarial Seal.

On Walter J. Realign. Clerk Pust 924 Wantoinette M. Granese Notary Public. or Walter J. Raccosen, Clerk to Hallerman & Secondard My commission expires May 6, 1963,

covenants that that has not done or suffere to be done any act, matter or thing whatsoever to encumber the property hereby granted; that it will warrant specially the property hereby granted, that it will execute such further assurances of the same as may be requisite.

AS WITNESS the corporate seal of the said body corporate and the signature of Wm. Barnes Hall, the President thereof and its corporate seal hereto affixed.

Wm. Barnes Hall, Pres.

THE INTER CITY LAND COMPANY

STATE OF MARYLAND, BALTIMORE CITY, to wit:

I hereby certify, that on this Last day of May. in the year one thousand nine hundred and forty-seven, before me the subscriber, a Notary Public of the State of Maryland, in and for Baltimore City aforesaid, personally appeared Wm. Barnes Hall, the President of the Inter-City Land Company, grantor herein, and he acknowledged the foregoing deed to be the act of said body corporate.

IN TESTIMONY WHEREOF, I hereunto set my hand and affix my notarial seal.

> Louise Kent ' | ! 1. Notary Fublic h, commission expires s/1/19

THIS DEED made this 19th day of May, in the year one thousand nine hundred and forty-seven, by the Inter-City Land Company, a body corporate, duly incorporated under the laws of

WITNESSETH that in consideration of the sum of Five dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the said the Inter-City Land Company doth grant and convey unto Paul J. Hartman and Loretta Ann Hartman, his wife, as tenants by the entireties, the survivor of them, his or her heirs or assigns, forever, in fee simple, all those lots of ground and premises situate, lying and being in Baltimore County, in the State of Naryland, and being known as lots numbered 26, 27 and 28, block 2, as shown on the plat of Catonsville Heights, which plat is duly recorded among the Land records of Baltimore County, in Plat Book W.P.C.

SAID lots being part of the tract of land which by deed dated July 16th, 1919, and recorded among the land records of Baltimore County, in Liber W.P.C. No. 513, Folio 559 &., was granted and conveyed by Sarah J. C. Young and husband to the said grantor.

No. 6, Folio No. 178.

TOGETHER with the buildings and improvements thereupon, and all and every the rights, alleys, ways, waters, privileges, appurtenences and advantages thereto belonging or in otherwise appertaining.

TO HAVE APD TO HOLD the above granted property unto the said Faul J. Hartman and Loretta Ann Hartman chies wife, as of tenants by the entireties, the survivor of them, his or her heirs and assigns, forever, in fee simple, subject to the same restrictions as contained in a deed dated the 29th day of January, 1926, and recorded among the land records of Baltimore County in Liber No. 630, Folio 113, from THE INTER-CITY LAND COMPANY, a body corporate, to Oliver H. Flohr and wife. AND the said THE INTER-CITY LAND COMPANY hereby

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this Budday of June, 1959, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared John Homer Weidemeyer and Eleanor D. Weidemeyer, his wife, two of them. above named Grantors, and they acknowledged the foregoing deed to be their act.

AS WITNESS my hand and Notarial Seal.

Helen Copiele V. Helen Cofiell Syston - Notary Public My Commission express 5/1/2

STATE OF FLORIDA, PINELLAS COUNTY, to wit:

VOTAR NE

I HEREBY CERTIFY, that on this god day of June, 1959. before me, the subscriber, a Notary Public of the State of Florida, in and for the County aforesaid, personally appeared E. Dudley Weidemeyer and Rose M. Weidemeyer, his wife; Lloyd H. Weidemeyer and Catherine Weidemeyer, his wife; and M. Dorotha Disharoon and Frettyman L. Disharoon, her husband, six of the above named Grantors and they acknowledged the foregoing deed to be their act. AS WITNESS my hand and Notarial Seal.

> Pobel MMarison Notary Public, State of Floride of lettre My commission expires Mgr. 31, 1960, banded by American Surety Co. of N.Y.

Rec'd for record JUN 18 1959 at # ach Receipt No. 36562 \$ 1400

C. Maur Weideneyer (SEAL) Harold & Polentian E. Dudley Keidemeyer Harold S. Robertson
Harrid S. Roberts Rose In Weideney (SEAL) Rose M. Weidemeyer Hareld S. Robertson Lack Halom 7- (SEAL) Havel S. Robits loyd H. Weideneyer / There Hertingel (SEAL) House Reluite John Bones Michigany (SEAL) John Homer Weigemeyer Eleanor D. Weideneyer n. Dutto Disturn (SEAL) h. Dorotna Disnaroon Harold S. Robertson Prettyman L. Disnaroon Harld & Pellie Harold 5. Robertson

STATE OF MARYLAND, ANNE ARUNDEL COUNTY, to wit:

I HEREBY CERTIFY, that on this /2tc day of June, 1959, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared C. Laurice Weidemeyer, Executor of the Estate of Monterey F. W. Weidemeyer, deceased, and C. Maurice Weidemeyer, individually, and Carolyn A. Weidemeyer, his wife, three of the above named (rantors, and they acknowledged the foregoing deed to be their act.

AS WITNESS my hand and Notarial Seci.

Milafeu 1. Letter - notary Tublic